



**Hamilton Gardens
Carrington, Nottingham NG5 1BZ**

By Auction £115,000 Freehold

A THREE BEDROOM, END OF TERRACE HOME REQUIRING MODERNISATION THROUGHOUT SITUATED IN CARRINGTON, NOTTINGHAM.



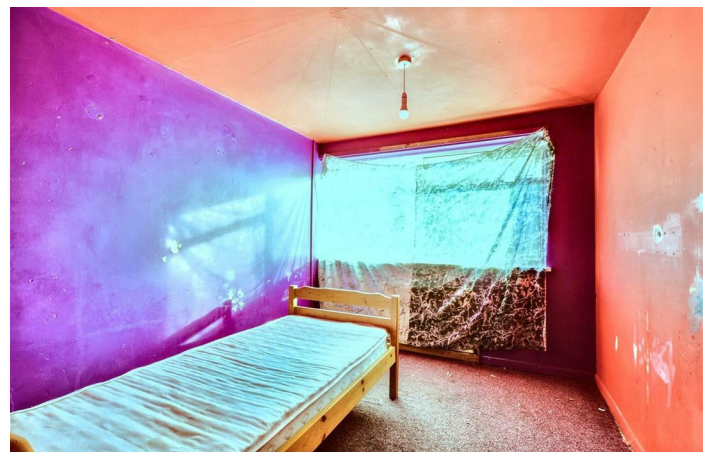
** AUCTION PROPERTY **

Robert Ellis Estate Agents are delighted to present to the market this THREE BEDROOM, END OF TERRACE FAMILY HOME situated in CARRINGTON, NOTTINGHAM.

The property require modernisation throughout and is positioned within a popular location.

Upon entry, you are welcomed into the entrance porch, hallway, lounge, dining room, kitchen and conservatory. Stairs leading to landing, first double bedroom, second double bedroom, third single bedroom and family bathroom. To the rear is an enclosed garden, with the front also hosting a small garden.

The property also benefits from a garage- Contact the office now to arrange your viewing before it is too late!



Entrance Porch

2'3" x 5'6" (0.7m x 1.7m)

Hallway

5'6" x 4'7" (1.7m x 1.4m)

Lounge

16'0" x 14'1" (4.9m x 4.3m)

Dining Room

9'10" x 14'1" (3.0m x 4.3m)

Kitchen

12'1" x 9'2" (3.7m x 2.8m)

Conservatory

8'6" x 7'10" (2.6m x 2.4m)

Landing

8'10" x 4'7" (2.7m x 1.4m)

Bedroom 1

10'9" x 13'5" (3.3m x 4.1m)

Bedroom 2

9'10" x 13'9" (3.0m x 4.2m)

Bedroom 3

8'10" x 10'2" (2.7m x 3.1m)

Bathroom

10'9" x 5'6" (3.3m x 1.7m)

Rear Garden

Enclosed rear garden with patios.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

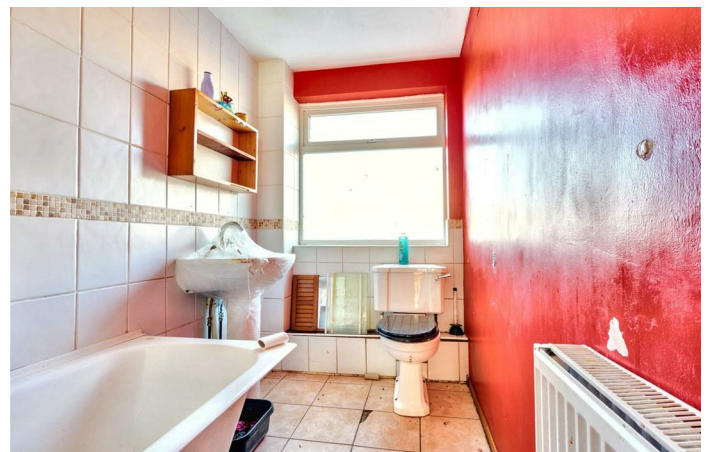
Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

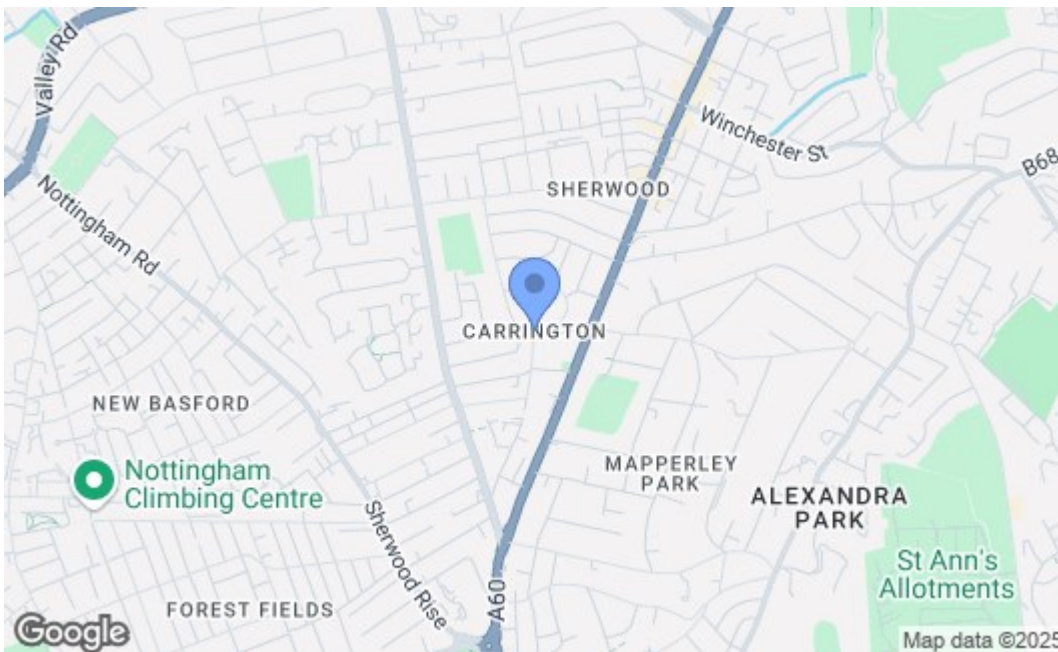
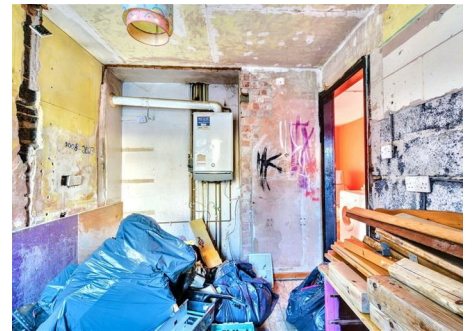
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.